

CONDITIONS OF APPROVAL

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Tentative Parcel Map, or any Final Map recorded thereunder. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. This Tentative Parcel Map, and any Final Map recorded thereunder, shall comply with the requirements and standards of Government Code §§ 66410 through 66499.58 (the "Subdivision Map Act"), Chapter 13 of the La Quinta Municipal Code ("LQMC") and Specific Plan 97-029 Amendment #4.

The City of La Quinta's Municipal Code can be accessed on the City's Web Site at www.la-quinta.org.

3. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain any necessary clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Green Sheet (Public Works Clearance) for Building Permits, Improvement Permit)
- Community Development Department
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- SunLine Transit Agency
- SCAQMD Coachella Valley

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of

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improvement plans, the applicant shall furnish proof of such approvals when submitting those improvements plans for City approval.

A project-specific NPDES construction permit must be obtained by the applicant; and who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI"), prior to the issuance of a grading or site construction permit by the City.

4. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").

The applicant or design professional can obtain the California Stormwater Quality Association SWPPP template at www.cabmphandbooks.com for use in their SWPPP preparation.

- B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
- C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
- D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
- 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.

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- E. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- F. The approved SWPPP and BMPs shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

PROPERTY RIGHTS

5. REVISED

Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements. Said conferred rights shall also include grant of access easement to the City of La Quinta for the purpose of graffiti removal by City staff or assigned agent in perpetuity and agreement to the method to remove graffiti and to paint over to best match existing. The applicant shall establish the aforementioned requirements in the CC&R's for the development or other agreements as approved by the City Engineer.

- 6. The applicant shall offer for dedication on the Final Map all public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.

7. REVISED

The public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Adams Street (Primary Arterial – Option A, 110' ROW) – No additional right-of-way is required for the standard 55 feet from the centerline of Adams Street for a total 110-foot ultimate developed right-of-way except for an additional right-of-way dedication at the Lot B entry driveway of 65 feet from the centerline and a 186 feet long plus a variable dedication of an additional 120 feet to accommodate improvements conditioned under STREET AND

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TRAFFIC IMPROVEMENTS.

- 2) Auto Centre Drive (Collector, 74' ROW) – No additional right-of-way is required for the standard 37 feet from the centerline of Auto Centre Drive for a total 74-foot ultimate developed right-of-way.
- 3) La Quinta Drive (Modified Collector, 60' ROW per SP 97-039) – No additional right-of-way is required for the 30 feet from the centerline of La Quinta Drive for a total 60-foot ultimate developed right-of-way per SP 97-039.
- 4) Auto Centre Way South, Lot "A" (Collector, 74' ROW) – No additional right-of-way is required for the standard total 74-foot ultimate developed right of way from Auto Centre Drive to Lot "B" as dedicated on Parcel Map No. 30420 except for additional rights-of-way required in the final alignment at the intersection of Auto Centre Way South and Lot B.

8. REVISED

The applicant shall retain for private use on the Final Map all private street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.

A. PRIVATE STREETS

Property line shall be placed at the back of curb similar to the lay out shown on the tentative parcel map and the typical street section shown in the tentative parcel map. Use of smooth curves instead of angular lines at property lines is recommended.

- a. Lot "B" (Non-standard Local Commercial Street, 31' ROW) – The Private Local Commercial Street shall be 31 feet of right-of-way as shown on the Tentative Parcel Map except for:
 - a) additional right-of-way up to 37 feet total on Lot "B" at La Quinta Drive to provide for one eastbound through lane, one north bound left turn lane and one west bound through lane.
 - b) additional right-of-way up to 37 feet total on Lot "B" at Auto Center Way South to provide for one eastbound through lane, one north bound left turn lane and one west bound through lane.

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On-street parking shall be prohibited on Lot "B" from Adams Street to La Quinta Drive. The applicant shall establish provisions for ongoing enforcement of the parking restriction in the CC&R's or applicable purchase agreements. The CC&R's or applicable purchase agreements shall be reviewed by the Engineering Department prior to recordation or execution.

9. DELETED

10. REVISED

When the City Engineer determines that access rights to the proposed street right-of-ways shown on the approved Tentative Parcel Map are necessary prior to approval of the Final Map dedicating such right-of-ways including corner radius requirements, the applicant shall grant the necessary right-of-ways within 60 days of a written request by the City.

11. REVISED

The applicant shall create perimeter landscaping/ setbacks along all public right-of-ways as follows:

- A. Adams Street (Primary Arterial) - 20-foot from the R/W-P/L. The applicant shall supplement the landscaped setback dedicated by Parcel Map No. 28525-2, Lot C, to maintain the 20-foot perimeter landscaping/setbacks adjacent to any building along the new right-of-way required above for the deceleration/right turn only lane on Adams Street. The supplemented landscaped setback shall be an additional 10 feet along the easterly edge of Lot C adjacent to any building and running parallel to the proposed additional right-of-way on Adams Street per Condition 7.A.1) at the Lot B entry driveway. The easterly edge of the landscape setback is to be measured 85 feet from the centerline and 186 feet long plus a variable dedication of an additional 120 feet. The Adams Street landscape setback for Parcel 1 shall be 10 feet adjacent to parking for that portion of the new right-of way (required for a deceleration lane per Condition 7. A. 1).
- B. Auto Centre Drive and Auto Centre Way South (Collector Street) – As required by the General Plan and City Code unless otherwise approved in the Specific Plan.
- C. La Quinta Drive – As required by the General Plan and City Code unless otherwise approved in the Specific Plan.

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12. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas on the Final Map.

13. REVISED

Direct vehicular access to Adams Street from lots with frontage along Adams Street is restricted (Parcels 1, 3 and 4); except for the access point identified on the tentative parcel map as Lot "B". The vehicular access restriction shall be shown on the recorded parcel map.

Direct vehicular access to La Quinta Drive from lots with frontage along La Quinta Drive is restricted; except for the access point identified on the tentative parcel map as Lot "B" and Parcel 5. No access to La Quinta Drive from Parcel 6 is permitted.

Direct vehicular access to Public Streets for other Parcels not previously conditioned per this condition (No. 13) shall have driveway separations a minimum of 250 feet measured between curb returns or as approved by a Site Development Permit. The applicant shall align the centerlines of driveways north and south along Private Street Lot B.

The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.

14. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of the Tentative Parcel Map and the date of recording of any Final Map, unless such easement is approved by the City Engineer.

FINAL PARCEL MAPS

15. Prior to the City's approval of a Parcel Map, the applicant shall furnish accurate AutoCAD files of the Parcel Map that was approved by the City's map checker on a storage media acceptable to the City Engineer. Such files shall be in a standard AutoCAD format so as to be fully retrievable into a basic AutoCAD program.

Where a Parcel Map was not produced in an AutoCAD format, or produced in a file that can be converted to an AutoCAD format, the City Engineer will accept a raster-image file of such Final Map. The Parcel Map shall be of a 1" = 40' scale.

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IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refers to persons currently certified or licensed to practice their respective professions in the State of California.

- 16.** Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.

17. REVISED

The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.

- A. On-Site Precise Grading/Storm Drain Plans 1" = 30' Horizontal
- B. PM10 Plan 1" = 40' Horizontal
- C. SWPPP 1" = 40' Horizontal

NOTE: A through C to be submitted concurrently.

- D. Off-Site Street Improvement/Storm Drain Plan
1" = 40' Horizontal, 1" = 4' Vertical
- E. Off-Site Signing & Striping Plan 1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

NOTE: D and E to be submitted concurrently.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

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All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

All On-Site Signing & Striping Plans shall show, at a minimum; Stop Signs, Limit Lines and Legends, No Parking Signs, Raised Pavement Markers (including Blue RPMs at fire hydrants) and Street Name Signs per Public Works Standard Plans and/or as approved by the Engineering Department.

"Rough Grading" plans shall normally include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2001 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Engineering Department in conjunction with the Site Development Plan when it is submitted for plan checking.

"On-Site Precise Grading" plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and ADA requirements.

18. REVISED

The City maintains standard plans, detail sheets and/or construction notes for elements of construction which can be accessed via the Public Works link at the City website (www.la-quinta.org).

- 19.** The applicant shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.

At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the AutoCAD files in order to reflect the as-built conditions.

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Where the improvement plans were not produced in a standard AutoCAD format, or a file format that can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.

IMPROVEMENT SECURITY AGREEMENTS

20. REVISED

Applicant has current Subdivision Improvement Agreements ("SIA's") for Parcel 28585-1 and 30420. City inspection and release of current SIA items is pending. As such, Applicant is only responsible for construction or bonding of improvements not previously constructed or bonded under Parcel 28585-1 and 30420. Applicant shall execute an SIA for this tentative parcel map guaranteeing the construction of such improvements not constructed or bonded under Parcel 28525-1 and 30420 and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.

21. Any Subdivision Improvement Agreement ("SIA") entered into by and between the applicant and the City of La Quinta, for the purpose of guaranteeing the completion of any improvements related to this Tentative Tract Map, shall comply with the provisions of Chapter 13.28 (Improvement Security), LQMC.

22. Improvements to be made, or agreed to be made, shall include the removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monumentation.

When improvements are phased through a "Phasing Plan," or an administrative approval (e.g., Site Development Permits), all off-site improvements and common on-site improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured through a SIA, prior to the issuance of any permits in the first phase of the development, or as otherwise approved by the City Engineer.

Improvements and obligations required of each subsequent phase shall either be completed, or secured through a SIA, prior to the completion of homes or the occupancy of permanent buildings within such latter phase, or as otherwise approved by the City Engineer.

In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, the City shall have the right to halt issuance of all

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permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

23. REVISED

Off-Site Improvements for construction of the Adams Street deceleration lane and Auto Centre Way South should be completed on a first priority basis. The applicant shall complete Off-Site Improvements in the first phase of construction or prior of issuance of the 3rd Building Permit.

- 24.** If the applicant elects to utilize the secured agreement alternative, the applicant shall submit detailed construction cost estimates for all proposed on-site and off-site improvements, including an estimate for the final survey monumentation, for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

For items not listed in the City's unit cost schedule, the proposed unit costs shall be approved by the City Engineer.

At the time the applicant submits its detailed construction cost estimates for conditional approval of the Final Map by the City Council, the applicant shall also submit one copy each of an 8-1/2" x 11" reduction of each page of the Final Map, along with a copy of an 8-1/2" x 11" Vicinity Map.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant's detailed cost estimates.

Security will not be required for telephone, natural gas, or Cable T.V. improvements.

PRECISE GRADING

- 25.** The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.

26. REVISED

Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a precise grading permit approved by the City Engineer.

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27. REVISED

To obtain an approved precise grading permit, the applicant shall submit and obtain approval of all of the following:

- A. A precise grading plan prepared by a qualified engineer,
- B. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
- C. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

A statement shall appear on the Final Parcel Map that a soils report has been prepared in accordance with the California Health & Safety Code § 17953.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

- 28.** The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.

29. DELETED

30. DELETED

31. DELETED

32. DELETED

33. DELETED

- 34.** Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

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Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

DRAINAGE

35. REVISED

Stormwater handling shall be revised as necessary and approved by the City Engineer to conform with the approved hydrology and drainage reports for The Centre at La Quinta Development to include Parcel Maps No. 28525-1, 28525-2 and 30420, and requirements for stormwater retention from the Sam's Club Retail Center/Fueling Station and this tentative parcel map.

- 37.** The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Engineering Bulletin No. 97.03. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. Additionally, the 100 year stormwater shall be retained within the interior street right of way. The tributary drainage area shall extend to the centerline of adjacent public streets and include any resulting uncaptured tributary stormwater flows. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off.

- 38.** Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

- 39.** In design of retention facilities, the maximum percolation rate shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.

Nuisance water shall be retained on site by an approved system.

40. DELETED

- 41.** No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.

42. REVISED

For on-site common retention basins, retention depth shall be according to Engineering Bulletin 97.03, and side slopes shall not exceed 3:1 and shall be

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planted with maintenance free ground cover.

43. REVISED

Stormwater may not be retained in landscaped parkways or landscaped setback lots for new retention areas not previously authorized by Specific Plan 97-029, Amendment 4.

- 44.** The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
- 45.** The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
- 46.** If the applicant gains CVWD approval to discharge storm water directly, or indirectly, into the Coachella Valley Stormwater Channel, the applicant shall indemnify the City from the costs of any sampling and testing of the development's drainage discharge which may be required under the City's NPDES Permit or other City- or area-wide pollution prevention program, and for any other obligations and/or expenses which may arise from such discharge. The indemnification shall be executed and furnished to the City prior to the issuance of any grading, construction or building permit, and shall be binding on all heirs, executors, administrators, assigns, and successors in interest in the land within this tentative parcel map excepting therefrom those portions required to be dedicated or deeded for public use. The form of the indemnification shall be acceptable to the City Attorney. If such discharge is approved for this development, the applicant shall make provisions in the final development CC&Rs for meeting these potential obligations. The 100-year storm water HGL shall be 3 feet below the channel lining and 2 feet below the Project Storm HGL.

UTILITIES

- 47.** The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
- 48.** The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.

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49. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.

All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.

50. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

51. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development), LQMC for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.

52. REVISED

The applicant shall construct the following street improvements to conform with the General Plan and Zoning Code (street type noted in parentheses.)

A. OFF-SITE STREETS

- 1) Adam Street (Primary Arterial – Option A; 110' R/W):

No addition widening on the east side of the street along all frontage adjacent to the tentative parcel map boundary is required except at locations where additional street width is needed to accommodate:

- a) A deceleration/right turn only lane at Adams Street Lot "B" Entry. The east curb face shall be located fifty three feet (53') east of the centerline. The required deceleration/right turn only lane shall be for a length of 186 feet plus a variable dedication of an additional 120 feet.

Other required improvements in the Adams Street right-of-way and/or adjacent landscape setback area include:

- a) All appurtenant components such as, but not limited to: curb,

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gutter, traffic control striping, legends, and signs.

- b) Reconstruct the existing 6-foot meandering sidewalk along the deceleration/right turn only lane at Lot "B" plus additional transitional improvements.

The applicant shall extend improvements beyond the parcel map boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

2) Auto Centre Drive (Collector Street, 74')

No additional widening on the south side of the street along all frontage adjacent to the tentative parcel map boundary is required.

Other required improvements in the Auto Centre Drive right-of-way and/or adjacent landscape setback area include:

- a) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.

3) La Quinta Drive (Modified Collector, 60' ROW per SP 97-039)

No additional widening on the west side of La Quinta Drive along all frontage adjacent to the tentative parcel map boundary is required.

Other required improvements in the La Quinta Drive right-of-way and/or adjacent landscape setback area include:

- a) Reconstruct the existing intersection improvements at La Quinta Drive and Auto Centre Way South as delineated on Parcel Map No. 30420.
- b) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.

4) Auto Centre Way South, Lot "A" (Collector, 74' ROW)

Widen Auto Centre Way South from Auto Centre Drive to Lot "B" to its ultimate width of 52 feet as specified in the General Plan and the requirements of these conditions. Other required improvements in the Auto Centre Way South right-of-way and/or adjacent landscape setback area

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include:

- a) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- b) Construct a 6-foot sidewalk along the curb face.
- c) Reconfigure parking facilities at the southeast corner of Auto Centre Drive as required by the City Engineer

B. PRIVATE STREETS

- 1) The applicant s Lot "B" - Construct full 30-foot wide travel width improvements within a 31-foot right-of-way except for:
 - a) Additional widening on Lot "B" at the La Quinta Drive intersection for a total travel width measured gutter flow line to gutter flow line of 36 feet to accommodate one eastbound lane, a northbound left turn lane-and one westbound lane.
 - b) Additional widening on Lot B at the Auto Center Way South intersection for a total travel width measured gutter flow line to gutter flow line of 36 feet to accommodate one eastbound lane, a northbound left turn lane and one westbound lane.

- 53.** The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Collector	4.0" a.c. /5.0" c.a.b.
Primary Arterial	4.5" a.c./6.0" c.a.b.

or the approved equivalents of alternate materials.

- 54.** The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.

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55. REVISED

General access points and turning movements of traffic are limited to the following:

A. Adams Street

Lot "B" intersection with Adams Street: Right turn in and out movements are permitted. Left turn in and out movements are prohibited, however left turn movement in from Adams Street may be approved by the City Engineer if the applicant's design professional demonstrates that there is adequate left turn storage capacity and transition taper length without interfering with the existing left turn storage lane at Adams Street and Avenue 47. No driveway access to Adams Street from Parcels 1, 3 and 4 is permitted.

B. Auto Centre Drive

- 1) Existing roundabout at Auto Centre Way (North and South) and Auto Centre Drive: Right turn in and out movements are permitted. Left turn in and out movements are prohibited.
- 2) Driveway access and turn movements to Parcels 11 through 13 shall be based on future approval of Site Development Permits.

C. La Quinta Drive

- 1) Lot "B" intersection with La Quinta Drive: Full turn movements are permitted.
- 2) Parcel 5 driveway access: Full turn movements are permitted.
- 3) Driveway access and turn movements to remaining Parcels shall be based on future approval of Site Development Permits.

D. Auto Centre Way South

- 1) Auto Centre Way South intersection with Lot "B": Full turn movements are permitted.
- 2) Driveway access and turn movements to Parcels 8 and 13 shall be based on future approval of Site Development Permits.

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- 56.** Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
- 57.** Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets and parking areas shall be stamped and signed by qualified engineers.

CONSTRUCTION

- 58.** The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last two within the development or when directed by the City, whichever comes first.

LANDSCAPING

- 59.** The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
- 60.** The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
- 61.** Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.
- 62.** The applicant shall submit the landscape plans for approval by the Community Development Department (CDD), prior to plan checking by the Public Works Department. When plan checking has been completed by CDD, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the City Engineer.

NOTE: Plans are not approved for construction until signed by the City Engineer.

- 63.** Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.

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64. DELETED

QUALITY ASSURANCE

- 65.** The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
- 66.** The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
- 67.** The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
- 68.** Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

MAINTENANCE

- 69.** The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
- 70.** The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

- 71.** The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

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72. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).